

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved October 1, 2019

MINUTES

PLAN COMMISSION/ZONING BOARD OF APPEALS AUGUST 6, 2019 7:00 P.M.

1. Call to Order, Roll Call and Establishment of a Quorum

Chairperson Laimins called the meeting to order at 7:00 p.m. Roll call found commissioners Laimins, Dettman, Kasprak, Devitt and ex-officio member Jakabcsin present. Commissioners Faught, Hale, and Henkin and ex-officio member Banasiak were excused. A quorum was established.

Also in attendance was City Planner John Sterrett.

2. Pledge of Allegiance

Chairperson Laimins led everyone in the Pledge of Allegiance.

3. Chairman's Comments

Chairperson Laimins had no comments.

4. Approval of Meeting Minutes

Commissioner Kasprak made a motion, seconded by Commissioner Dettman, to approve the draft meeting minutes of the July 2, 2019 Plan Commission meeting. With a voice vote of three ayes, zero no, and one abstention, the motion carried.

5. Public Hearing Case PC 19-17, Final PUD Amendment

Commissioner Dettman made a motion, seconded by Commissioner Devitt, to open the public hearing. With a voice vote of all ayes the motion carried.

Mr. Sterrett stated that Yolanda Vasquez is requesting approval of an amendment to the Final PUD for the Shoppes of West Chicago at 191 North Avenue. The property is located in the B-2 General Business District on the north side of North Avenue just west of Neltnor Boulevard. The amendment is being requested to allow a proposed banquet facility within the development to share the required parking facilities with other users within the development to accommodate the parking requirement for the banquet facility. The proposed banquet facility will create a parking deficiency of 8 parking stalls by requiring 29 of the existing 58 parking stalls in the shopping center.

The Shoppes of West Chicago is a 12,093 square foot mixed-use commercial building with 8 suites. Developed as a general commercial building, the site requires 4 parking stalls per 1,000 square feet,

or in this case based on the square footage 49 stalls – a 9 stall surplus. The development currently has 2 tenants including Chance Light Education and The Pampered Pup.

The petitioner is proposing to occupy two suites, totaling of 2,895 square feet, for the banquet facility and would operate Monday through Friday 9:00 a.m. to 5:00 p.m. for office management and Saturday and Sunday from 6:00 p.m. to midnight for events. A banquet facility is a permitted use in the B-2 District but the use has more stringent parking requirements than general commercial uses. This requirement is 10 parking stalls per 1,000 square feet of floor area. With a square footage of 2,895 square feet, the proposed banquet facility would require a total of 29 parking stalls.

If the remainder of the building outside of the space to be used by the banquet facility were fully occupied with general commercial uses, the remainder of the building would require 37 parking stalls to serve those general commercial users. That amount, plus the 29 required stalls for the banquet facility, would put the total amount of required parking stalls at 66. With only 58 parking stalls on the site, the site would be deficient by 8 stalls.

The 2 existing tenants do currently operate at different times than when the banquet facility is proposing to operate. Staff does have concerns that these hours could change or that additional tenants could occupy the building that have hours similar to the banquet facility, which may result in a parking issue on the site if multiple businesses, including the banquet facility are operating at the same time. Because of these concerns, staff cannot recommend approval of the proposed amendment.

Yolanda Vasquez was sworn in. Ms. Vasquez stated that the existing business will operate at different times than her business. She stated that the banquet facility will operate from 6:00pm to midnight on Saturdays and Sundays. The Commission discussed other alternative parking options such as off-site parking. Mr. Sterrett stated that nearby parking facilities would not be within the minimum distance required by code. There was concern from the Commission that the business could expand operations beyond what is currently proposed for hours but acknowledged the shopping center has struggled to find tenants.

Commissioner Dettman made a motion, seconded by Commissioner Devitt to close the public hearing. With a voice vote of all ayes, the motion carried. The public hearing was closed after all testimony was received from the petitioner and all interested persons in the audience.

6. Review of Case PC 19-17, Final PUD Amendment

The Commission discussed other potential options, such as no parking signs and addition additional parking. Mr. Sterrett stated that “No Parking” signs for specific businesses would not be enforceable and a parking problem would still exist. The Commission also discussed the possibility of placing hours of restriction on the proposed banquet facility. This option, however, was not supported by the Commission.

With no further discussion by the Commission, Commissioner Dettman made a motion, seconded by Commissioner Devitt, to recommend approval of the proposed amendment to the Final Planned Unit Development for Lot 5 the Franciscan Way Shoppes of West Chicago to allow to allow two (2) or more uses to share required parking facilities within the development to accommodate a proposed banquet facility.

With a roll call vote of three (3) ayes and one (1) no, the motion failed without having a majority of the Plan Commission. Mr. Sterrett stated this petition will be placed on the August 12, 2019 Development Committee agenda for discussion.

7. Public Hearing Case PC 19-13, Special Use Permit Amendment and Lot Consolidation

Commissioner Devitt made a motion, seconded by Commissioner Kasprak, to open the public hearing. With a voice vote of all ayes the motion carried.

Mr. Sterrett stated that Alex Carbonara of DuPage Cremations is requesting approval of an amendment to a Special Use for the DuPage Cremations facility at 951 West Washington Street as well as a lot consolidation. The property is located in the M Manufacturing District on the north side of the street between Town Road and Fenton Lane.

The amendment is being requested to allow a proposed 9,149 square foot addition to the existing 3,893 square foot crematorium building. The proposed addition will be located on the east side of the building predominately on an adjacent vacant tract of land east of the existing building. The petitioner is proposing to install 71 parking stalls to serve the addition and will consolidate the parcel containing the existing facility with the east vacant parcel. The proposed addition will match the existing building with the same style and materials. The petitioner is proposing installing landscaping within both the front and rear required landscape yards as well as landscaping along the east property line. Foundation landscaping and the required landscape parking islands will also be addressed.

Both Public Works and the City's Civil Engineer have reviewed the preliminary engineering plans for development of the site. All preliminary engineering comments, including stormwater, have been addressed by City staff. Stormwater management for the site will be served by the existing regional detention facility to the north of the property.

Staff recommends the Plan Commission pass a motion recommending approval of the proposed amendment to the Special Use Permit and Lot Consolidation with the condition that the site is developed in substantial compliance with the submitted plans.

Alex Carbonara of DuPage Cremations was sworn in. Mr. Carbonara explained that they have begun to outgrow their area for services and need additional floor space to accommodate the services and parking.

Commissioner Dettman made a motion, seconded by Commissioner Devitt to close the public hearing. With a voice vote of all ayes, the motion carried. The public hearing was closed after all testimony was received from the petitioner and all interested persons in the audience.

8. Review of Case PC 19-13, Special Use Permit Amendment and Lot Consolidation

With no further discussion by the Commission, Commissioner Kasprak made a motion, seconded by Commissioner Devitt, to recommend approval of the proposed amendment to the Special Permit and Lot Consolidation with staff's recommended conditions. With a roll call vote of four (4) aye and zero (0) no, the motion carried.

Mr. Sterrett stated this petition will be placed on the August 12, 2019 Development Committee agenda.

9. Other Commission Business

None.

10. Previous Petitions and General Development Update

None.

11. Adjournment

Commissioner Dettman made a motion, seconded by Commissioner Devitt, to adjourn the meeting. With a voice vote of all ayes, the motion carried. The Plan Commission, at 8:02 p.m., was adjourned.

Submitted by: John Sterrett, City Planner